

Charming Dordogne home w/ 2 gîtes to complete, large barn & open views – walking distance to vibrant village



INFORMATION

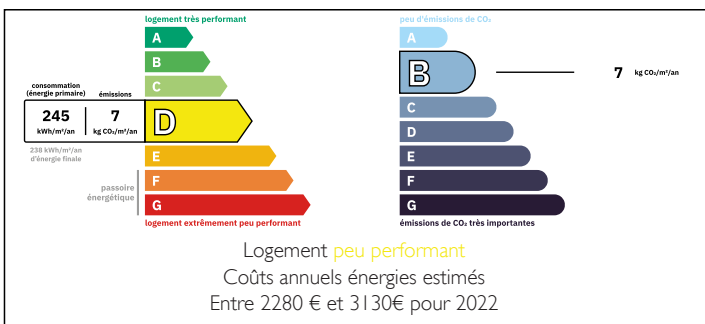
Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	145 m ²
Plot Size:	6840 m ²

IN BRIEF

A rare and charming country home in a peaceful hamlet near the centre of Piégut-Pluviers, a thriving and lively village. The main house is ready to enjoy, offering bright rooms and high ceilings, while two separate gîtes—already structurally complete—present an excellent opportunity to create a profitable rental business or flexible guest accommodation. A large barn adds further potential for storage, workshops, or additional conversion, and the property enjoys long open views across calm countryside. All this is just a short, easy walk to shops, cafés, and the welcoming village atmosphere, making it an ideal blend of immediate comfort and strong income potential.



ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The Main Residence

This charming home is ready to move into and offers an authentic Dordogne lifestyle. The entrance opens into a spacious and inviting living area, featuring a wood-burning stove, original parquet flooring, exposed wooden beams, and double-glazed windows that fill the space with natural light. Built-in shelving with subtle uplighting provides both practical and stylish storage.

The living area flows seamlessly into a fully equipped kitchen. A large pantry, a downstairs WC, and additional storage complete this level.

A glazed door leads onto a generous tiled terrace, shaded by a mature tree—ideal for enjoying the warmer months. From here, you can take in uninterrupted views across the surrounding countryside.

Upstairs, there are three bedrooms, including one with an en-suite, as well as a family shower room. The third floor offers a generous additional space, ideal as a further bedroom, home office, or studio.

Guest Houses – Value Creation Opportunity

Two separate gîtes are already structurally prepared, with major high quality works completed (roofing, openings, structural integrity), allowing the new owner to focus on interior design and finishing. Once completed, they are ideally suited for:

- High-quality seasonal rentals
- Boutique guest accommodation
- Hosting family and guests with complete independence

Projected Rental Income

The location and configuration lend themselves particularly well to the international holiday rental market.

This offers buyers the opportunity to develop a lifestyle-led income stream with attractive returns.

Outbuildings & Grounds

LOCAL TAXES

Taxe habitation: EUR

NOTES